

**UNIT 1, 304 CARMARTHEN ROAD,
SWANSEA, SA5 8NJ**

SEMI-DETACHED RETAIL WAREHOUSE

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RETAIL WAREHOUSE UNIT TO LET

137.7 SQ.M (1,482.89 SQ.FT) | £15,000 P/A

PRIME ROADSIDE LOCATION | 5 PARKING SPACES TO REAR | EXCELLENT ROAD LINKS TO CITY CENTRE & M4 MOTORWAY

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LOCATION

The property is located on Carmarthen Road (A483) which is a main thoroughfare leading north west from the city centre and links to junction 47 of the M4 Motorway. Situated in a predominantly residential location with some commercial occupiers located on the roadside. The property is approximately 1.5 miles to the north west of Swansea City Centre.

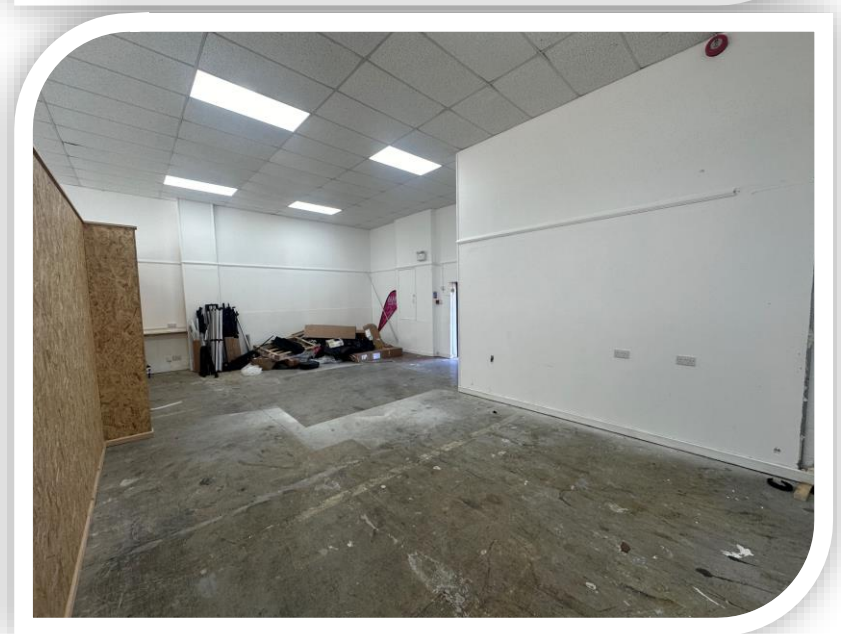
There is a carpark to the rear of the unit which can only be accessed from the southward bound side of the dual carriageway.

DESCRIPTION

The property is a semi-detached retail warehouse with allocated parking for 5 vehicles within the rear carpark. Portal frame construction which half height brick walls to the front elevation with metal cladding above, to the remaining elevations and roof.

Internally, the property currently comprises of a retail area to the front with a timber partition wall providing a separate storage area to the rear. Suspended ceiling with recessed LED panels. There is a small kitchen and WC facilities. The unit benefits from a shop frontage onto Carmarthen Road with double doors leading to the retail area of the unit. To the rear of the property there are double doors which allow for delivery access. Both entrances have electric security roller shutter doors.

Allocated parking for 5 vehicles within the rear carpark.



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TENURE

The unit is available immediately on new full repairing and insuring lease terms. Terms to be negotiated.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject premises.

Rateable Value: £8,200 (April 2023)

UBR for Wales 2024/25 56.2p in the £

SERVICE CHARGE

A service charge is levied for the repair and maintenance of the external and common areas of the estate.

ENERGY PERFORMANCE CERTIFICATE

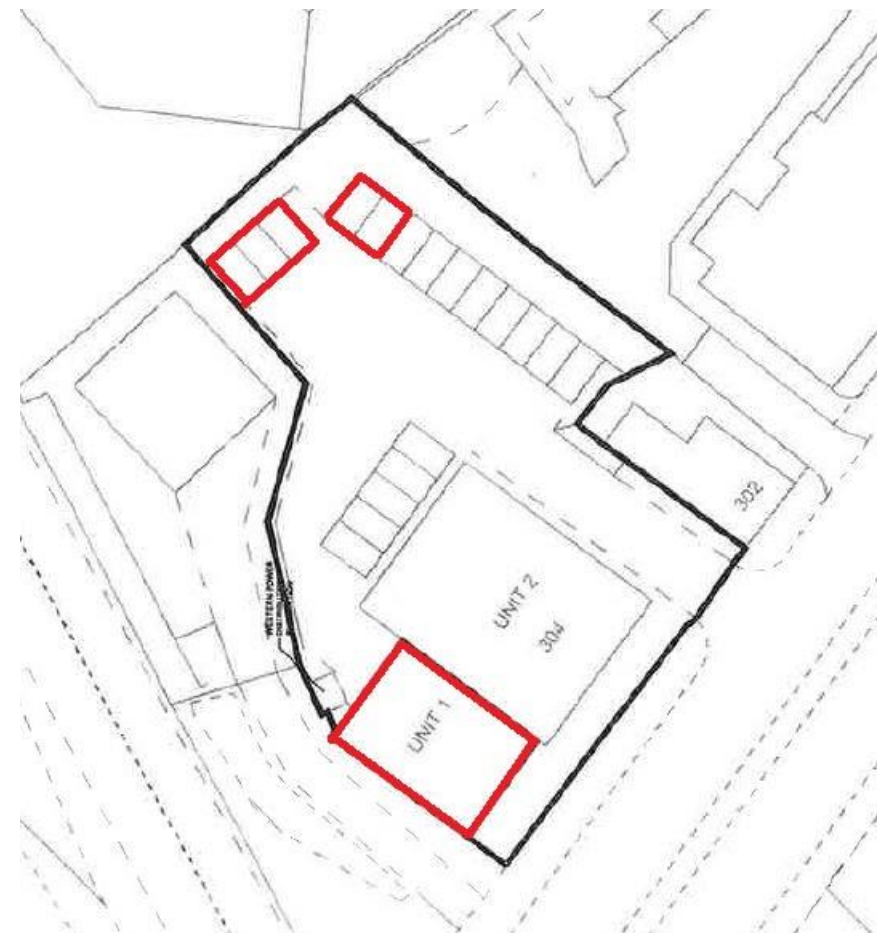
Energy rating and score C – 55

CONTACT

For further information and to arrange a viewing please contact
Glanmor Chartered Surveyors.

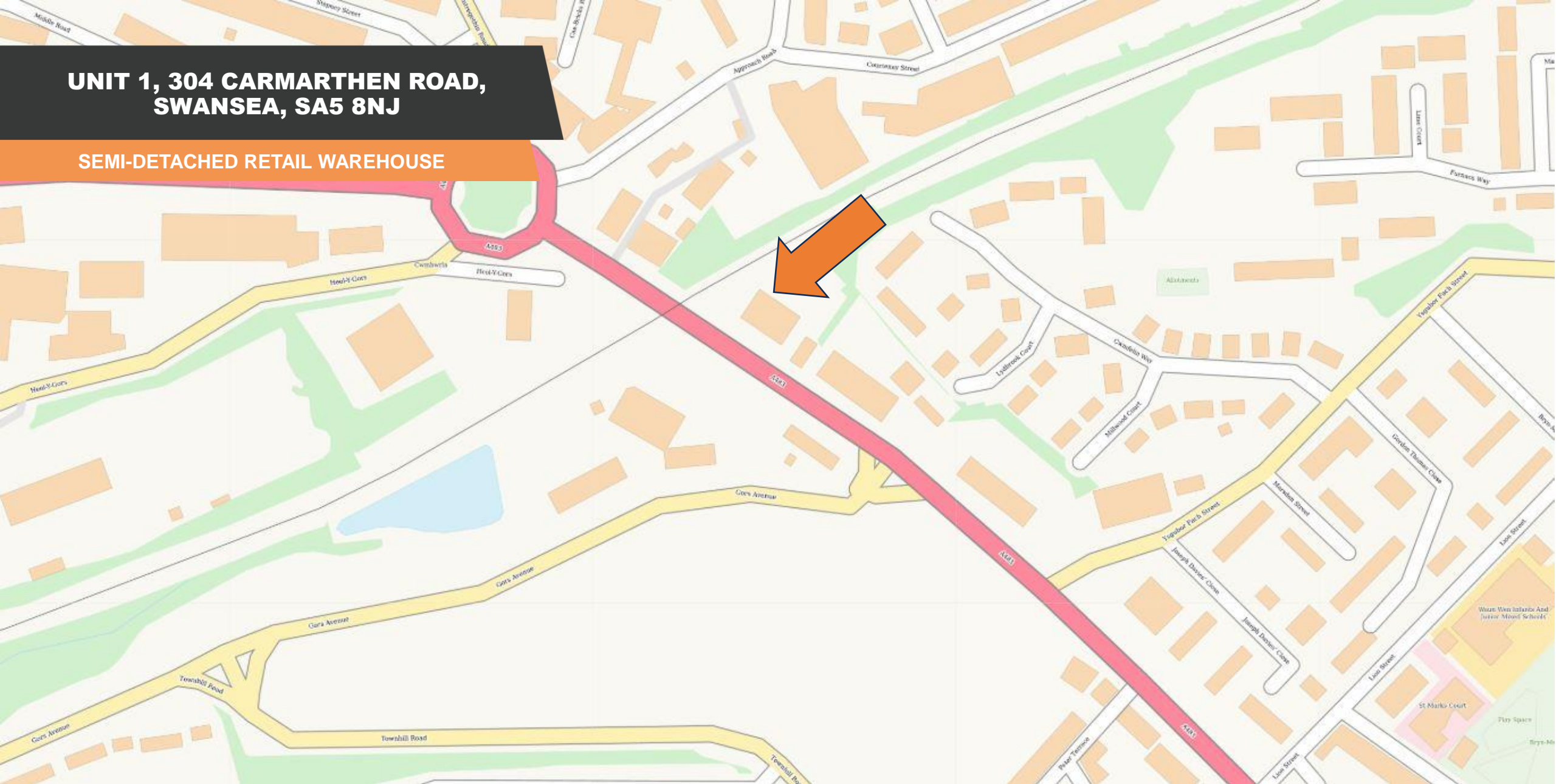
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**GLANMOR CHARTERED
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